

Attn: Planning and Community Development
From: Charles Wenzlau, Wenzlau Architects
Date: June 14, 2020
RE: Messenger House Phase 2
DESIGN GUIDANCE REVIEW

RESPONSE TO DESIGN STANDARDS AND GUIDELINES

The following summary responds to each relevant design standard or guideline. The on-line worksheet was not available at the time of the submittal.

C1 NATURAL SYSTEMS

The project site has developed over the last one hundred years. While there are remnant natural areas, much of the site has been altered from its natural condition. The proposed improvements will however provide some opportunities to enhance the existing conditions. Currently most of the onsite water is discharged directly to Puget Sound. Proposed LID strategies will investigate increased ability to infiltrate on site. One strategy is to enlarge and restore rain garden along the lower east frontage. The site has multiple mature trees, particularly in the main east facing open spaces. We are assessing the health of these trees and if any will be placed at risk from proposed new footprint. The footprint is primarily located to overlap with the wing it is replacing. The building form has multiple orientations to take advantage of views, shape outdoor spaces and break the building into multiple forms. The building will be able to take advantage of solar access, providing for solar gain for residential units and photovoltaic rooftop arrays. The outdoor spaces are located to get solar access depending on time of day (morning, mid-day, afternoon).

C2 WILDLIFE AND HABITAT CORRIDORS

The existing natural areas will be maintained and enhanced with native vegetation.

C3 UNIQUE AND PROMINENT FEATURES

The site has several unique attributes, perhaps most the most significant being its long history. The original school building is existing and will continue to feature prominently on the site. The proposed work will include restoring portions of the exterior, particularly the east facing façade where the existing addition will be removed. Another feature is the dramatic parklike with its views to Puget Sound. The site design will preserve the parklike setting and enhance its accessibility for residents and neighbors.

C4 BUILT ENVIRONMENT

The proposed design replaces the existing assisted living wing. The addition will express itself as distinct from the historic 1917 building and will not attempt to copy it. To achieve this delicate fit, the new wing is separated by a glass pavilion, where the visitors will arrive. The residential portions of the new wing, are a new interpretation of the older Mediterranean architecture, expressed with simple solid massing, vertically composed windows, and smooth cement surfaces, to emulate the stucco facades. The building is carefully broken into discrete wings, each with a specific orientation with existing or historic forms. The building materials also express the internal uses (residential vs common). The main common area is positioned to take advantage of views to Seattle skyline and aligns with the orientation of the Old Theater Building. Lastly the overall building shape helps shape a variety of outdoors spaces while breaking up the overall building massing.

C5 PUBLIC REALM

Although the site is not located in town, it still projects a civic quality, primarily due to the large parklike setting residents have enjoyed for decades. As described above, the intent is to maintain and enhance the park and continue the legacy of the site as a public institution. The landscape design along Manitou Park Blvd. is the most prominent public interface for the neighborhood and will be improved to promote opportunities for interaction between neighbors and residents alike.

C6 SYSTEMS OF ACCESS AND MOVEMENT

The local neighborhood has enjoyed pedestrian access through the site using the existing access lanes, most of which are private. It is the intention to continue this informal access. The site improvements will add pedestrian pathways within the main open spaces to allow circulation for residents on site. The existing service access will be relocated away from the front entry expanding open spaces and related outdoor access. Most of the new pathways will be accessible and a new ramp system will allow resident access to main open space.

S1 PROTECT AND REPAIR NATURAL SYSTEMS

The proposed new addition is located largely where the prior building was located. The grade level of the addition is set to match the existing 1917 building. Soil disturbance and impacts to the hydrological functions have been minimized by utilizing portions of the original footprint. Portions of existing paving will be removed (service drive, access lane) and replanted as new gardens. Native plantings will be used to restore wooded portions of the site. New impervious surfaces will be limited to outdoor patios and proposed relocated service access lane.

See Context Analysis for additional information.

S2 PRESERVE, RESTORE AND ENRICH WILDLIFE HABITAT

The site has several large wooded areas which can be restored with native planting to improve habitat capacity and enhanced infiltration. No new fencing is proposed at project perimeter and none currently exists.

See Context Analysis for additional information.

S3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF THE SITE AND CONTEXT

The site has the look and feel of a large park due to mature trees and expansive lawn and woodland areas. This is one of the defining characteristics of the site and one of its key assets for both neighbors and residents. The site, located on an east facing slope, also enjoys unobstructed views of Puget Sound. The site has a well known history as the Moran School, and still retains the original 1917 School Building, which overlooks the main lawn area. The building will be restored as part of the new project. The open space will be improved as a shared use space for both residents and the neighborhood.

See Context Analysis for additional information.

S4 COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

The new project will continue to sustain the sense of place which has characterized the site for over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater. The overall composition will be comprised of multiple building segments appearing as something which has grown over time. Each segment is further broken-down using changes in materials, glazing patterns, and offsets. Perhaps most importantly, the new addition is not meant to compete with original architecture and its role should be a quiet backdrop to the grand open spaces.

S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

The primary access to the facility will be from the west using NE ocean Drive. New entry signage will be added to make the point of access more apparent (there is no signage at present). The new entry to the Assisted

Living wing will be co-located with the existing Memory Care entry and porte-cochere. This will become the main entry for vehicular drop and for visitor/resident parking. Additional outdoor spaces will be placed to overlook the large east facing open space. A smaller more contemplative garden will be on the west side where the service ramp is being removed. A network of accessible pathways will be created around the new wing to encourage walking and interactions. A shared gathering space for residents and neighbors is proposed at the main open space frontage along Manitou Park Blvd. No new parking is proposed.

S6 SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety. Where the west entry side is defined by its expansive parking (all existing), the east side is free of vehicles. This open space will be programed to support a variety of activities, ranging from passive (sitting and strolling) to active (yoga, art, etc.). There will be several entries facing the park which would be accessible to residents, adding life to the park areas.

See Context Analysis for additional information

P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING

The pedestrian network is established by a series of connected accessible walking paths. The paths will link from the public street edge (Manitou Park) through the open spaces, linking outdoor spaces at the base of the new addition. The sitting area, set along the street edge, has the potential to serve as an informal public meeting place, where neighbors can meet their new neighbors.

P2 MINIMIZE THE IMPACT OF VEHICLES ON THE PUBLIC REALM

There will be no new parking added to the project. The service access is currently located in a prominent position, highly visible from the current and proposed entry. The service access and related service area will be relocated to minimize its visibility.

P3 DESIGN TO CREATE A LEDGIBLE HEIRARCHY OF PUBLIC SPACES

The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public.

P4 STRENGTHEN PUBLIC SPACE CONNECTIONS

While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety.

P5 DRAW FROM AND ENHANCE EXISTING BLOCK AND FRONTAGE PATTERNS

The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater.

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

The guideline is non-applicable since the project does not contain commercial uses and is not along a commercial street. However, some of the common areas will be located on the lower floors to help activate outdoor spaces. The upper floor common areas will project out to the east and overlook the park spaces and Puget Sound.

B1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

The site plan has evolved over the decades and transformed itself from a Boys school, to an officer's school to a health care facility. The current site plan is an amalgamation of these uses as they have evolved over time. Presently, the site has two wings which radiate from the last vestige of the original use, the 1917 building. While the proposed addition largely follows the footprint of the current wing, its form is shaped to take advantage of the existing contours and shape outdoor spaces. The architectural concept uses a simple palette of contemporary northwest materials (wood, metal, cement) while emulating the scale and proportions of adjacent buildings on site (three story with parapet). The internal common area uses are positioned in relationship to the site planning/outdoor spaces (site entry, north and south terraces) and are also expressed architecturally with extensive glazing.

B2 USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

While the new building will be reflective of its time, it will take cues from the original 1917 building, and its Mediterranean style. The shared elements include a **formal fenestration** where window groupings are aligned, and the windows share vertical proportions. The materials will **emulate the plaster aesthetic** by using coursed cement board. The proposed roof line is flat to match the original buildings. The common areas will be modern in character acting as transparent glazed screens in contrast to more solid portions housing the residences. The entry porte-cochere will be remodeled to be complementary to the newer architecture.

See multiple other guidelines for supporting information.

B3 CREATE WELL COMPOSED FACADES AT ALL SCALES

The facades of the addition are composed to form a balanced composition with the original 1917 building. The façade is **broken into discrete segments**, forming a pattern of solid (plaster)-void (glass)-solid (plaster). The glazing is **expressed in relationship to the internal program**, with expansive glass used at common areas, and more discrete openings at individual living units. The formal fenestration will **emulate the older building**, while the more modern sections open to the view and light. The building materials are related to the building massing to present a coherent graphic when viewed from afar. Detailing will include window fenestration, metal balconies, and expressed structural members at outdoor porches. Mechanical and trash facilities will be screened from public view.

B4 CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN

The existing 1917 building and 1996 memory care portions will be re-used/remodeled. The buildings will seek green building certification (BUILT Green or similar) and will be constructed with a high-performance envelope, that will maximize natural lighting, and natural ventilation. Management of direct sunlight (particularly west facing façade) will be mitigated by use of deciduous trees. Specific sustainability strategies have not been established at this time.

B5 USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DESIGN

The exterior materials will include cement panels, metal windows and curtain walls, and exposed structural elements (wood and steel) at covered outdoor areas. In keeping with the Mediterranean style and its emphasis on simple overall forms, the window openings will be the main feature on facades. The detailing will express the transitions between materials versus relying on trim boards.

L1 INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPT

The east facing park will be the foreground to the redesigned facility. Like an old hotel, the building will have terraces overlooking the park, integrating the building with the landscape. Other garden features, including the pergolas, will provide a shared architectural language, blending the building with the land. The site benefits from multiple mature plantings which have been retained in the new plan.

L2 SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

The landscape plan will provide a network of pathways linking outdoor spaces throughout the site. The most likely public face is to the east where the park meets the existing residential neighborhood. A shared use space with pergola will provide a meeting place encouraging interaction. The open space has historically been visually connected to the street since there is no fence or perimeter screening. We believe this is a quality that

is valued and should be maintained.

L3 INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE

The site has several wooded areas which will make a good opportunity to enhance the native landscape, infiltrations and habitat restoration. The site plan will limit lawn areas to those which support the historic open space to the east of the facility. Most of the trees are existing, although the restored areas may see additional tree plantings.

L4 INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES

The existing stormwater allows water to be treated and discharged to the Sound. New impervious areas may require on-site infiltration, within a raingarden. No new parking areas are planned. Pervious paving will be used at new paved areas. The site appears to have open sky allowing opportunity for future photovoltaic panels.

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE

The site plan will preserve the existing mature trees and vegetation. Native plantings within wooded areas will enhance infiltration and habitat. Habitat biodiversity will be promoted through the planting of a variety of plants that are attractive to pollinators or have seeds or berries that are a food source for local birds and mammals.

L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND CORRIDORS

As described above, the buildings are composed to capture the views to Puget Sound. Most of the existing landscaping will remain unchanged. No views will be blocked by the new building.

LARGER SITES

STANDARD 1: Design the site by clustering buildings and arranging them with frontages on public streets, public spaces, or open space.

Response: Proposed new building addition faces onto public street and primary site open spaces.

STANDARD 2: Design site to minimize parking on the public realm.

Response: Parking is existing and is located behind buildings as viewed from public way.

HISTORIC PLACES

STANDARD 1: Design the site, buildings, and landscape to be compatible with historic buildings without directly mimicking historic architectural styles.

Response: The new building will complement the existing 1917 building by visually separating the new building with a glass link. The facade of the new building will capture the simple formal language of its predecessor, without copying it. Material choices will be complementary (color and texture) but not identical. The new addition will feature a glass enclosed wing to celebrate the common areas and their connection to the landscape and views. The historic open space and 1917 building will be maintained intact. Limited exterior repair will be made to the historic building consistent with its original design.

STANDARD 2: Maintain the historic integrity of buildings over 50 years old listed or eligible for the national or local register of historic places.

Response: Limited exterior repair will be made to the historic building consistent with its original design.